



DEPARTMENT OF PERMITTING SERVICES

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**WATER RESOURCES TECHNICAL POLICY**  
**REDEVELOPMENT**  
September 18, 2003

1. Redevelopment is defined as a proposed land disturbing activity where the existing land use is commercial, industrial, institutional, multifamily residential, or public right of way; and either:
  - a. the existing development covers 50% or more of the lot area; or,
  - b. the land disturbing activity is limited to the previously developed portion of the property.
2. A sediment control permit is required for redevelopment sites when land disturbance is equal to or greater than 5000 square feet or the total amount of earth movement totals 100 cubic yards or more.
3. Except for maintenance activities, stormwater management is required when a sediment control permit is required. Maintenance activities include the milling and repaving of existing parking lots and sidewalks with no change in grade.
4. Water quality requirements for redevelopment
  - a. Infiltration/filtration is given priority. Unlike new development, there is no requirement for additional storage for flow-through type filtration bmp's.
  - b. Hydrodynamic structures may be used when infiltration/filtration bmp's are found to be infeasible.
5. Channel Protection requirement for redevelopment is the same as for new development. The following are special conditions:
  - a. Normally, water quality volume requirements cannot be used to reduce the volume requirements for channel protection. However, for redevelopment this may be waived by DPS when no feasible alternative exists on a particular site.
  - b. If the volume in a water quality facility is used to reduce the volume of a separate channel protection structure, the water quality facility must outfall into the channel protection structure.
  - c. By executive policy, channel protection requirements are waived for sites within Central Business Districts when there is less than a 10% increase in impervious surface and the site is two acres or less.
6. Recharge is not required for sites meeting the definition of redevelopment.